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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES

HISTORIC SITE BOARD

Final

June 16, 2008

Time: 6:30 PM

**Location: 5201 Ruffin Road, Suite B,
Planning Commission Board Room**

(NOTE: The minutes are a summary of the HSB meetings. Recordings of the meeting are available upon request. Comments are welcome.)

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**

6:35 pm

- **Members Present:**

Paul Johnson
Carmen Lucas
Jim Royle
Helen Ofield
Margie Warner
Scott Moomjian
Vicki Estrada

Staff Present:

Glenn Russell
Gail Wright
Donna Beddow
Diane Shalom

Members Absent: none

Staff Absent: none (Carmen Lucas was excused at 8:00 PM)

- **Other General Information:** none

B. Conflict of Interest Declaration: none

C. Approval of April 21, 2008 Board Minutes

Approval of the April 21, 2008 Board Minutes; Motion by Scott Moomjian to approve minutes; 2nd by Paul Johnson; motion carried 7-0-0 (0 abstained).

D. Reports:

- CLG Grant for Historical Survey of Julian – status update – Donna Beddow- Deferred until after Vonn Marie May's presentation
- CLG Grant for Historical Survey of Ramona (2008 CLG Proposal) – Donna Beddow stated that the County of San Diego did not receive CLG Grant funding for the Ramona Historical Survey. No specific reason was given; however she explained that since we received the Julian grant last year that it was possible that they wanted to give the Grant to other government agencies. Jim Royle inquired about asking Supervisor Dianne Jacob directly for funding since it was a top priority after the fires that cultural resources be surveyed. County staff will follow-up with Supervisor Jacob about not receiving the CLG grant this year and how to receive other County funds to conduct the survey. Donna Beddow was looking into other grants for funding.
- Osuna Adobe, Rancho Santa Fe – historic survey update – Glenn Russell: attended a meeting last week of the Board of Directors for the Rancho Santa Fe Association. The board voted to approve recommendation to have the Osuna Adobe listed on the Local Register with no period of significance.
- Status of the General Plan (GP) update – Glenn Russell: Consultants have been hired to help complete the update in collaboration with a much smaller group of County staff. He anticipates that it will reach the Board of Supervisors in 2010. All elements are being reviewed and revised. The GP update will be brought to the HSB for review.
- **Edgemoor Update:** Comments on the Edgemoor EIR have been completed by County staff and sent to General Services.

E. Announcements

- **San Diego County Archaeological Society:** Saturday June 28, 2008, 7:30pm, at the Los Peñasquitos Adobe Ranch House. Presenters: Niloufar Minovi and Nicole Turner, "Old Town's Cosmopolitan Hotel: A Study in Vertical Archaeology."
- **San Diego Archaeological Center:** Saturday July 12, 2008; In collaboration with the San Dieguito River Park, the San Diego Archaeological Center presents "School's Out, Summer Days in San Pasqual Valley". The San Diego Archaeological Center is located 16666 San Pasqual Valley Road, Escondido, California 92027-7001. For more information, contact Annemarie Cox via email at acox@sandiegoarchaeology.org or call 760-291-0370
- **Rancho Santa Fe Historical Society:** Sunday July 13, 2008 at Rancho Santa Fe Garden Park; Vonn Marie May is going to give a presentation on the architecture of Lilian Rice.
- **2nd Annual Sycuan Ipai-Tpai Mataayum:** June 29 and June 30, 2008; For information call Charlene Worrell-Eckel 619-445-9723 ext 1143.
- **California Preservation Foundation Mills Act Program:** Monday June 23, 2008 in San Clemente, California
- **Citizens Coordinate for Century 3- Meeting about the County of San Diego General Plan Update:** June 26, 2008 (4th Wednesday), begins at 7:30 AM at the Holiday Inn in Embarcadero

F. Formation of Consent Calendar: Potential consent Items – No action items on agenda

ITEM 2 – PUBLIC COMMENTS

- A. Public Comment:** none
- B. County Department of Parks and Recreation:** Dr. Lynne N. Christenson, Historian, County Parks and Recreation: Deferred since she has three discussion items on the agenda.
- C. Presentation –** Vonn Marie May, Cultural Landscape Specialist and County consultant for the Julian Historic District Grant project presented an update on the Julian survey to the Board. Vonn Marie May stated that the survey kicked off on April 21, 2008. She discussed some of her findings so far, some of the issues that have arisen in terms of determining a period of significance, and what the timeline is for finishing the report. She stated that 17 historic resources have good integrity (four of which are located on Main Street).

ACTION ITEMS:

NO ACTIONS ITEMS WERE PLACED ON THE AGENDA

DISCUSSION ITEMS

ITEM 3 – HILLTOP, THE MILDRED AND HALE WHITAKER HOUSE – COUNTY PARKS

Description: County Parks has contracted with Jones & Stokes to prepare a historic structures report (HSR) to determine the condition of the two buildings at the site and to determine the best course for their preservation and to what potential uses the buildings might find to further the mission of the Department of Parks and Recreation. The Whitaker House is located at 12835 Castle Court Drive in Lakeside.

Meeting Notes: Lynne Newell Christianson gave a presentation about the Mildred and Hale Whitaker House. She discussed some of the alternatives being explored as to how best to use the residence. Paul Johnson stated that the report did not offer a lot of depth and that there was no paint analysis. Carmen Lucas wishes that the people viewing the house could relinquish liability to the County for any potential injuries incurred on the property. Scott Moomjian and Jim Royle declared that Alternative 3 sounded like the best option of all of the choices. A discussion over health and safety and fire access were brought up because of the narrow, winding roadway up to the house and the need for ADA compliance. Helen Ofield and Carmen Lucas stressed that it was the wishes of the owners to have the residence open for the public to share and experience. Helen Ofield suggested limited access to the public with reservations (from the Lakeside Historical Society) on a limited number of days per week. Vicki Estrada stated that maybe additional access from a shuttle service, an access road off the other side of the hill, or walking up using a nearby trail would be more appropriate. The chair for the Lakeside Historical Society, Janice Shackelford, expressed concern for the resources protection since Mildred and Hale Whitaker were important figures to the community of Lakeside.

ITEM 4 – LINDO LAKE BOATHOUSE – COUNTY PARKS

Description: In 1886 the newly formed El Cajon Land Company purchased 6,600 acres of prime land next to the San Diego River to be subdivided into the town of Lakeside. The company allotted

45 acres around Lindo Lake for a public park. To attract people the Land Company erected a large 80-room Victorian style inn and resort next to Lindo Lake. The construction was completed in 1887. At the same time they built a boathouse to encourage visitors to the Lakeside Inn to row small boats around the picturesque lake. The Inn was never very successful and after much litigation was torn down in 1920. The boathouse remained, however, and has been an attraction ever since. The County of San Diego Department of Parks and Recreation recently completed a Historic Structures Report for the boathouse. The HSR is brought before the Historic Site Board for discussion and comment. Funding is available for the restoration.

Meeting Notes: Lynne Newell Christianson gave a presentation about the Lindo Lake Boathouse restoration. She stated that geese and ducks have taken residence in the Boathouse and that it has become a major problem with sanitation. Helen Ofield stated that maybe a faunal expert on geese could help with the problem. Paul Johnson wanted to receive a maintenance schedule for proposed repairs. Vicki Estrada asked about whether the bridge was going to be relocated. Lynne Newell Christianson stated that there are no funds for that but that it may be a future project. Scott Moomjian said that the degree of deterioration may require additional restoration. Jim Royle stated that the period of significance was not given in the report and that it needs to be clearly stated so for restoration and that all restoration must be done with full dimension lumber. Jim Royle wondered why the layout of the report was not written according to OHP standards. He also stated that he would like the resource to come back to the HSB in for a formal nomination. The chair for the Lakeside Historical Society, Janice Shackleford, spoke about the need for the resource to be protected since the boathouse is a symbol of Lakeside and since the Inn was torn down. She stated that Parks needs to contact the Lakeside Fire Department about the type of shingles to use.

ITEM 5 – THE BANCROFT ROCK HOUSE - COUNTY PARKS

Description: The Bancroft Rock House was built between 1888 and 1890 from materials taken from old stone corrals. Noted historian Hubert Howe Bancroft owned the property from 1885 until his death in 1918 and he had this building built, likely as a guest house. The proposed Bancroft Rock House Project will be completed in two phases. Phase 1-Planning consists of development of a Historic Structures Report (HSR) and construction drawings (CD). Parks is bringing the HSR to the County Historic Site Board for discussion and comment. Phase 2-Restoration involves implementing the improvements to the Bancroft Rock House based on the findings of the HSR and the CDs. Funding has been obtained for Phase 2 as well.

Meeting Notes: Brad Roberts, Project Manager for the project, gave a presentation about the restoration of the Bancroft Rock House. The HSB members expressed concern over glazing over the Native American presence on the site. Brad Roberts stated that a floating walkway will be used to reach the house because grading and excavation are not allowed (due to buried archaeological deposits). Scott Moomjian said that he wanted to make sure that if the natural spring was recreated that it would reflect its appearance during the period of significance, which would be the late 1880s until around 1897. Scott Moomjian suggested that maps and photographs be used to determine the appearance as not to create a false sense of historical development. Scott Moomjian also discussed the conflict between the County Parks pamphlet and the HSR report regarding Bancroft's storage of important documents at the rock house. Jim Royle stated that a clear period of significance needs to be established for the Rock House before a restoration takes place and that the wood used needs to be at full dimension. Helen Ofield said that she liked that signage was going to be used to explain different historical periods. A discussion about where the parking was going to be and why took place. HSB members did not want the parking lot to take away from the feel of the site. Jim Royle wanted to make sure that wherever the parking was that it should be capped to avoid impacts to cultural resources.

ITEM 6 – REVIEW OF MILLS ACT PROPERTIES – NEW PROCEDURE

Description: The HSB plans to draft a new process to monitor/review the maintenance and upkeep of existing Mills Act historic properties on the County's Historic Landmark Listing to ensure they are being maintained as agreed by the property owners. An initial discussion was conducted at the April 21, 2008 meeting. Additional input was requested from Board and staff members to be presented at the June meeting. The draft procedures are attached.

Meeting Notes: Gail Wright gave a presentation about procedures for County staff to monitor and review the upkeep of existing Mills Act historic properties. Gail Wright stated that Leland (last name) at the Assessors office will let HSB staff know when properties are sold. The Mills Act application will be revised to include the requirements for detailed photographs of the historic resources from all angles. The procedures will be made an action item next month.

ITEM 7– FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, July 21, 2008 (third Monday)
- Next HSB Project Review Committee meeting June 30, 2008 (tentative)
- Review Of Mills Act Properties – New Procedure
- Outreach to encourage more Mills Act applications

ITEM 8– ADJOURNMENT

ATTACHMENT: Draft Inspection Procedures

See below

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

July 21, 2008

Vice-Chairman, Scott Moomjian

July 21, 2008